



# CITY OF LODI

## COUNCIL COMMUNICATION COUNCIL COMMUNICATION

AGENDA TITLE: Appeal of Edie Houston of the Planning Commission's conditional approval of the request of Terry Piazza, Baumbach and Piazza, Inc. Consulting Engineers on behalf of Bruce Towne for approval of the Tentative Subdivision Map of Towne Ranch Unit No. 1, a 21.4 acre, 107 unit ~~single~~-family residential subdivision located at 398 East Turner Road (APN 029-030-42).

MEETING DATE: July 15, 1992

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider the appeal of Edie Houston of the Planning Commission's conditional approval of the request of Terry Piazza, Baumbach and Piazza, Inc. Consulting Engineers on behalf of Bruce Towne for approval of the Tentative Subdivision Map of Towne Ranch, Unit No. 1, a 21.4 acre, 107 unit single-family residential subdivision located at 398 East Turner Road (APN 029-030-42).

BACKGROUND INFORMATION: Edie Houston is appealing the Planning Commission's approval of the Tentative Parcel Map of Towne Ranch, Unit No. 1 because she believes that all lots abutting the Park West Subdivision should have a minimum of 6500 square feet which is the minimum lot size in Lodi's R-1, Single-Family Residential District. She backs her argument by referring to Ordinance 1529 which states:

"The parcels at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) (proposed Towne Ranch development) are hereby rezoned R-1, Single-Family Residential and R-2, Single-Family Residential."

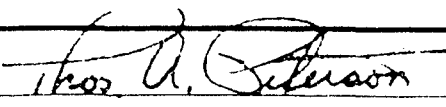
The text does not designate what lots or areas are to be zoned either R-1 or R-2.

The staff report for the November 6, 1991 Council meeting also states R-1 and R-2, again without any lot or area designation.

However, the Planning Commission's recommendation indicates R-2 zoning for the entire site. In fact, the Planning Commission's approval of the Tentative Subdivision Map was made with the conclusion that the entire area was zoned R-2.

At the Planning Commission hearing on the rezoning, Terry Piazza indicated that his clients wanted R-2 zoning throughout Towne Ranch and were dropping any request for R-1 designation.

APPROVED

  
THOMAS A. PETERSON  
City Manager



recycled paper

Appeal of Edie Houston re Planning Commission's conditional approval  
of the Tentative Subdivision Map of Towne Ranch  
July 15, 1992  
Page two

Ms. Houston feels the area adjacent to Park West should be R-1 to conform to that  
subdivision.

FUNDING: None required.

  
James B. Schroeder  
Community Development Director

JBS/cg

Attachments

4  
Jim Schroeder

EXHIBIT A

RECEIVED

92 JUN -4 AM 10:10

CITY CLERK  
CITY OF LODI

[REDACTED]  
Lodi, CA 95242  
June 3, 1992

Alice Reimche, City Clerk  
City of Lodi  
221 W. Pine Street  
Lodi, CA 95240

Dear Ms. Reimche:

I am filing a notice of appeal on the Planning Commission's determination of R-2 zoning of the proposed Towne Ranch Development at their May 26 meeting. Ordinance #1529 states the City Council voted that parcel of land to be zoned R-1 and R-2 at their November 1991 meeting. Please contact me at 333-3500, x517 as to your findings.

Sincerely,

*Edie Houston*

Edie Houston

RECEIVED

1992 JUN 3 11:08:10

ALICE REIMCHE  
CITY CLERK  
CITY OF LODI

[REDACTED]  
Lodi, CA 95242  
June 2, 1992

Alice Reimche, City Clerk  
City of Lodi  
221 W. Pine Street  
Lodi, CA 95240

Dear **Ms.** Reirnche:

After attending the City of Lodi Planning Commission on Tuesday, May 26 to request that the proposed Towne Ranch Development include R-1 zoning, I am filing a formal objection to the passing of the Planning Commission's R-2 zoning and not including an R-1 buffer zone between Parkwest and the proposed new development.

According to Ordinance #1529 dated November 1991, the City Council voted that property be rezoned R-1, single-family residential, and R-2, single-family residential. The Community Development Director's response on May 26 was that it was all R-2. I nor the 150+ Parkwest residents, that signed a petition asking for and receiving the R-1 zoning in November, have not been notified of this change.

I would appreciate a review of Ordinance #1529 and notification as soon as possible as to your findings. Please contact me at 333-3500, x517.

Sincerely,

*Edie Houston*

Edie Houston

ORDINANCE NO. 1529

=====

AN ORDINANCE OF THE LODI CITY COUNCIL  
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY  
PREZONING THE PARCELS LOCATED AT 150 EAST TURNER ROAD (APN 029-030-01)  
AND 398 EAST TURNER ROAD (APN 029-030-42) (PROPOSED TOWNE RANCH  
DEVELOPMENT) R-1, SINGLE-FAMILY RESIDENTIAL, AND R-2 SINGLE-FAMILY  
RESIDENTIAL, WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.  
=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by  
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 150 East Turner Road (APN 029-030-01) and 398  
East Turner Road (APN 029-030-42) (proposed Towne Ranch development)  
are hereby prezoned R-1, Single-Family Residential, and R-2,  
Single-Family Residential.

SECTION 2. The above-described prezoning shall be conditioned upon  
the signing by the developer and/or owner of said parcels prior to the  
effective date hereof, of an agreement with Lodi Unified School  
District for the provision of school facilities funding. Failure to  
execute such agreement shall delete the parcel(s) subject thereto from  
the effects of this ordinance.

SECTION 3. The alterations, changes, and amendments of said  
Official District Map of the City of Lodi herein set forth have been  
approved by the City Planning Commission and by the City Council of  
this City after public hearings held in conformance with provisions of

Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.


SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 20th day of November 1991

  
JAMES W. PINKERTON, JR.  
Mayor

Attest:

  
ALICE M. REIMCHE  
City Clerk

State of California  
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1529 was introduced at a regular meeting of the City Council of the City of Lodi held November 6, 1991 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held November 20, 1992 by the following vote:



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** The Planning Commission's recommendation of the approval of the request of Baumbach and Piazza Inc. Consulting Engineers on behalf of Bruce Towne to prerone the parcels located at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) (proposed Towne Ranch development) to R-1, Single-Family Residential, and R-2, Single-Family Residential.

**MEETING DATE:** November 6, 1991

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** That the City Council conduct a public hearing to consider:

The Planning Commission's recommendation of the approval of the request of Baumbach and Piazza Inc. Consulting Engineers on behalf of Bruce Towne to pretone the parcels located at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) (proposed Towne Ranch development) to R-1, Single-Family Residential, and R-2, Single-Family Residential.

**BACKGROUND INFORMATION:** The subject parcels are within Phase I of the Growth Management Criteria and conform to the General Plan policy material.

The prezoning and its accompanying General Plan designation constitute the first step in San Joaquin LAFCO's annexation process.

The Planning Commission recommended that the above pretoning be conditioned upon the developers or owners of all parcels subject to the prezonings sign an Agreement for the Provision of School Facilities Funding with the Lodi Unified School District.

**FUNDING:** None required.

  
James B. Schroeder  
Community Development Director

JBS/cg

Attachment

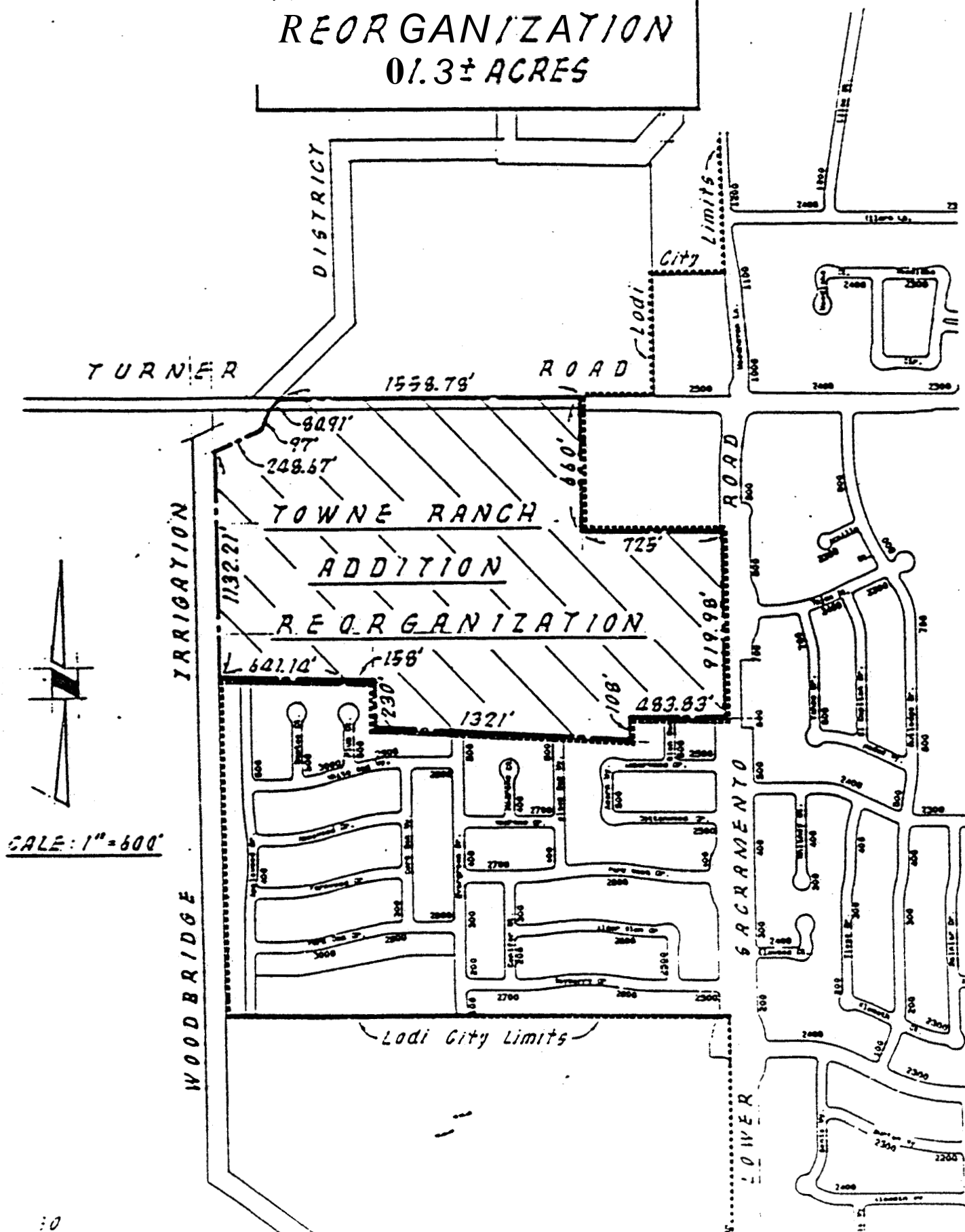
**APPROVED:** \_\_\_\_\_

THOMAS A. PETERSON  
City Manager



recycled paper

TOWN- RANCH ADDITION  
REORGANIZATION  
01.3± ACRES







DAVID M. HINCHMAN, Mayor  
JAMES W. PINKERTON, Jr.  
Mayor Pro Tempore  
PHILLIP A. PENNINO  
JACK A. SIEGLOCK  
JC (Randy) SNIDER

# CITY OF LODI

CITY HALL 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
606 McNATT  
City Attorney

October 14, 1991

Mr. Terry Piazza  
c/o Baumbach and Piazza Inc.  
Consulting Engineers  
323 West Elm Street  
Lodi, CA 95240

Dear Terry:

RE: Towne Ranch Development  
150 and 398 East Turner Road  
General Plan Amendment  
Rezoning

At its meeting of Monday, October 7, 1991 the Lodi City Planning Commission made the following recommendations to the Lodi City Council:


1. that the request of Baumbach and Piazza Inc. Consulting Engineers on behalf of Bruce Towne to amend the Land Use Element of the Lodi General Plan by redesignating the parcels located at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) (proposed Towne Ranch Development) totaling 81.3 acres from PR, Planned Residential to LDR, Low Density Residential be approved;
2. that the request of Baumbach and Piazza, Inc. Consulting Engineers on behalf of Bruce Towne to rezone the parcels located at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) (proposed Towne Ranch Development) to R-2, Single-Family Residential be approved; and
3. that the City Council certify a Negative Declaration as filed by the Community Development Director on the above General Plan Amendment and Rezoning as adequate environmental documentation.

The Planning Commission further recommended to the City Council that the above General Plan Amendment and Rezoning be conditioned upon the developer or owners of all parcels subject to the Amendment and Rezoning signing an Agreement for the Provision for School Facilities Funding with the Lodi Unified School District.

Mr. Terry Piazza  
October 14, 1991  
Page 2

The above recommendations have been forwarded to the City Council for final hearing and action. Mrs. Alice M. Reimche, City Clerk will inform **you** of the time and place of the City Council's hearings on these matters.

Sincerely ,

  
JAMES B. SCHROEDER  
Community Development Director

cc: Bruce Towne  
Bennett and Compton  
City Clerk

July 14, 1992

The City Council  
P.O. Box **3006**  
Lodi, CA 95441-1910

RE: Appeal of Edie Houston/Towne Ranch Tentative Map

Most appraisers agree that neighborhoods are the basis of property valuation and that the purpose of zoning is to protect property values.

The Park West neighborhood is presently defined by Lower Sacramento Road on the East, the W.I.D. Canal on the West, and agriculture on the North and South. The Town Ranch proposal would extend five of the existing Park West streets northward into units 1 and 2 of Town Ranch and four of those streets would terminate in units 1 and 2. Town Ranch as proposed will redefine the north boundary of Park West **so** the new north boundary will be Tejon Street, Live Oak Way, and Applewood Drive. To see my point please take another look at the proposed map and in particular the north terminal of frontage road.

Park West has only one zoning now but if part of town ranch is brought in, Park West will have two zones, R1 and R2. The two zones would tend to homogenize bringing down the values of the existing R1 homes because R2 homes are generally less expensive than R1 homes.

We object to the proposed R2 zoning of units 1 and 2 of the Towne Ranch for two reasons:

**As** a Real Estate Professional, I feel that the notion of having two different zoning types within the same neighborhood is inconsistent with good planning practices.

**As** owner/residents of an adjoining lot, **Mrs.** Ferriera and I feel that our property value would be substantially reduced by bringing smaller lots and possibly duplexes into our neighborhood.

In the way of solutions I suggest that units 1 and 2 of Town ranch should be zoned R1 and lot sizes be adjusted to the specifications of that zoning. Having done that much we should go one step further and rename the proposed Tejon Street to something that is compatible with the woody street names now indicative of Park West.

Sincerely yours,

 **[&&-**  
Cress Ferriera, Realtor

  
June Ferriera

Please don't lose the list!

Name

Address

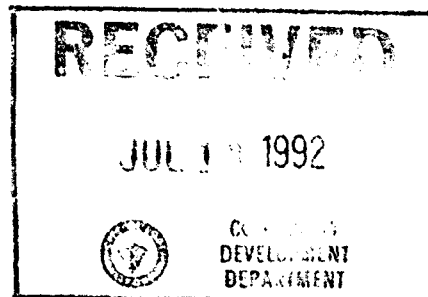
RE. MENDEZ	418 BLACK OAK WAY
Anita Howard	502 Santee Court
Earl McOmber	2805 Park Oak Dr.
SPENCER POORE	306 Evergreen Dr.
Don Benson	312 Evergreen Dr.
Mike Kaminski	317 Evergreen Dr.
Don DeWitt	3018 White Oak Way
Mike George	451 Madrone Ct.
Maureen Kaczewski	2933 Park Oak
Donald Krum	425 Evergreen.
Gloria & Eric Hale	3007 Rosewood
Will & Jean Peterson	3001 Rosewood Dr.
Charm Matthews	2656 Park West Dr.
ANNE GORMAN	438 Oak Oak Way
John, Wanda & Poppy	511 Acorn Way, Lodi.
George & Judy Kereskes	2741 Madrone Dr.
Rita Dijksterhuis	2528 Cottonwood DR.
Evelyn R. Thomas	2535 Cottonwood Dr.
P.E. RIVERA	2553 COTTONWOOD DR.
Joseph Velicia	2558 Cottonwood Dr.
Michael Kahl	306 WHITE OAK WAY
Stan Melcher	509 BLACK OAK WAY
Edie Houston	611 Glen Oak Way

Lodi City Council and Planning Commission:

Why don't you get your act together. All we need is more duplexes next to nice custom homes. Take a look at Lower Sacramento where some duplexes already exist. There are six cars in every driveway, some jacked up, some half apart. Garbage cans setting around, trailers, tires, etc. I have written about these several times, and nothing was done to clean it up. Now you want them next to our homes. Why don't you put some over by SUNWEST next to the hospital? Is that neighborhood too ritzy for duplexes or is it because some of the Council lives out there? Parkwest is the only reasonably priced new homes in this area. We want to keep the value up, and you know what duplexes will do, unless you are completely blind when you drive thru town. I think you better take a good look at this idea and zoning before its too late and you have another ghetto on your hands.

I live in Parkwest but will not give you my name, as nothing I have ever said or written about has had any impact. The Council does what it wants to and so does the Planning Dept., no different than politics on the higher level. I wish I could live in SUNWEST, I would never have to write this letter.

Parkwest Resident  
and Senior Citizen





RECEIVED

7 11 11 11 11 11

CITY CLERK  
CITY OF LODI

July 13, 1992

LODI CITY COUNCIL,

As a concerned Homeowner in Parkwest we are compelled to write this letter to you. At an **earlier** meeting The Lodi City Council approved R1 and R2 rezoning for the Towne Ranch Development, but the Planning Commission **has** totally ignored that fact and has zoned the Development R2 only. Can you tell us **why??** Where did the R1 zoning go That The Lodi City Council gave to us??

Why **can't** the lots that front along the North side of Parkwest from Lower Sacramento Road to Applewood Drive be Zoned R1?? R1 requires a **minimum** of 6500 sq ft lots and **does not** allow for duplexes,

Why not continue with larger lots and nicer **houses** along the existing Parkwest properties and slowly decrease in size and value as you get to Turner **Road?**

**Yes**, Lodi needs affordable Housing but don't **just** drop it down anywhere. place them with **existing** values of homes and lot sizes currently in the neighborhood.

How would Councilman Snider like a decreasing property value Development behind his Sunwest property or **Mr** Bennet behind his Rivergate property?? **We** would rather doubt it,

**We** don't want a Bennet and Compton Tract Housing Development behind our Custom Homes.

Please give us our R1 Zoning with larger lots and custom homes along all Parkwest Property and let us maintain our Property Values,

TUSK- YOU

DARYL and BETTY WEISSER

*Daryl Weisser*

*Betty Weisser*

540 Santa Fe

Foster, Ca. 95632

-  
PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

- |     | <u>Name</u>               | <u>Address</u>            |
|-----|---------------------------|---------------------------|
| 1.  | <u>Rick Linscott</u>      | <u>2657 PARK WEST DR.</u> |
| 2.  | <u>Nancy Mumpster</u>     | <u>2644 PARK WEST DR.</u> |
| 3.  | <u>Jim McCampbell</u>     | <u>2638 Park West Dr</u>  |
| 4.  | <u>Annette Schaffely</u>  | <u>2608 Park West Dr.</u> |
| 5.  | <u>James M. Schaffely</u> | <u>2605 Park West Dr.</u> |
| 6.  | <u>Mary S. Medeiros</u>   | <u>2602 PARK WEST DR</u>  |
| 7.  | <u>Frances Medeiros</u>   | <u>2602 PARK WEST DR</u>  |
| 8.  | <u>Dore Reynolds</u>      | <u>2526 Park West Dr.</u> |
| 9.  | <u>Bruce Schatz</u>       | <u>2534 Park West Dr.</u> |
| 10. | <u>Kathleen Jay</u>       | <u>2620 Park West Dr.</u> |
| 11. | <u>Darla Turner</u>       | <u>2626 Park West Dr.</u> |
| 12. | <u>John J. J. J.</u>      | <u>2663 Park West Dr.</u> |
| 13. | <u>Sharon P. J. J.</u>    | <u>2519 Park West Dr.</u> |
| 14. | <u>Heidi Watson</u>       | <u>401 N. Park Street</u> |
| 15. | _____                     | _____                     |

# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

- |     | <u>Name</u>                       | <u>Address</u>      |
|-----|-----------------------------------|---------------------|
| 1.  | Esther M Kimmel                   | 2533 Parkwest Dr    |
| 2.  | Bruce & Jeanne (Bruce & Christen) | 2539 Parkwest Drive |
| 3.  | Jorge R Bruen                     | 2603 Parkwest Dr    |
| 4.  | Donald Y Workman                  | 2621 Park West Dr   |
| 5.  | Mitzi Ann                         | 406 Black Oak Way   |
| 6.  | Kenneth Williamson                | 418 Black Oak Way   |
| 7.  | Dan & Jane                        | 424 Black Oak Way   |
| 8.  | Monica Malley                     | 430 Black Oak Way   |
| 9.  | Ron Malley                        | 430 Black Oak Way   |
| 10. | Lois Schellone                    | 436 Black Oak Way   |
| 11. | Patricia                          | 440 Black Oak Way   |
| 12. | R. John                           | 510 Black Oak Way   |
| 13. | Mike & Sue                        | 2651 Park West Dr   |
| 14. | Mary Schellone                    | 2651 Park West Dr   |
| 15. | David C. Schellone                | 2651 Park West Dr   |



# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	Stan Melin	509 Sunset Drive
2.	Bill Hallander	444 Black Oak Way
3.	Cheryl Olson	429 Black Oak Way
4.	Randy Olson	" "
5.	Betty	423 " "
6.	Janell Kuckey	2816 White Oak Way
7.	Lance Nguyen	432 Cork Oak Way
8.	John Langley	411 CORK OAK WAY 334-2116
9.	Francine Langley	411 Cork Oak Way
10.	Al Bando	2920 Rosewood Dr.
11.	Brenda Nicolson	2920 Rosewood Dr.
12.	Paul McLaughlin	2938 Rosewood Dr.
13.	Jayne Tamara Haines	3002 Rosewood Drive
14.	Lod. Haines	" " "
15.	Veresa E. Culbertson	3008 Rosewood Dr.

# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

- |     | <u>Name</u>                      | <u>Address</u>           |
|-----|----------------------------------|--------------------------|
| 1.  | <u>Quinn Mercurio</u>            | <u>2736 MADRONE DR</u>   |
| 2.  | <u>Bradley Shrank</u>            | <u>2734 Madrone Dr.</u>  |
| 3.  | <u>Dyl Kjun</u>                  | <u>2730 Madrone Dr.</u>  |
| 4.  | <u>Arlena Logan</u>              | <u>2718 Madrone Dr.</u>  |
| 5.  | <u>Karl Lileffer</u><br>Mr + Mrs | <u>2706 Madrone Dr</u>   |
| 6.  | <u>Janita</u><br>Mrs             | <u>2700 Madrone Dr</u>   |
| 7.  | <u>Don Sims</u>                  | <u>428 Madrone Court</u> |
| 8.  | <u>Beebe Leland</u>              | <u>434 Madrone Court</u> |
| 9.  | <u>Mr + Mrs Anna</u>             | <u>440 Madrone Ct.</u>   |
| 10. | <u>Mr + Mrs E. Kawa</u>          | <u>450 Madrone Ct.</u>   |
| 11. | <u>Mr + Mrs M. George</u>        | <u>451 Madrone Ct.</u>   |
| 12. | <u>Mr + Mrs Linda E. T</u>       | <u>459 Madrone Ct</u>    |
| 13. | <u>Mr + Mrs Jim Muzer</u>        | <u>427 MADRONE CT</u>    |
| 14. | <u>Mr + Mrs Donald Krum</u>      | <u>425 Evergreen</u>     |
| 15. | <u>Mr + Mrs George L. Krum</u>   | <u>2741 Madrone Ct.</u>  |

## PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the ~~May~~ 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<sup>MR. &amp; MRS.</sup> TERRY MILLER	430 EVERGREEN DR.
2.	Mr. & Mrs. Dammann	436 Evergreen Dr.
3.	Ron & Susan Schofield	437 Evergreen Dr.
4.	Mr. & Mrs. L. L. L. L.	431 Evergreen Dr.
5.	Mr. & Mrs. Richard L. L.	407 Evergreen Dr.
6.	Mr. & Mrs. Ken Kays	401 Evergreen Dr.
7.	Mr. & Mrs. Mike Kamm	317 Evergreen
8.	Mr. & Mrs. Shepard	309 Evergreen Dr.
9.	Mr. & Mrs. W. Hammerick	219 Evergreen Dr.
10.	Ed and Pat D. D.	200 Evergreen Dr.
11.	Carolyn Kappmeyer	206 Evergreen Dr.
12.	MR & MRS Druce	300 Evergreen Dr.
13.	Mr. & Mrs. Spence Pore	306 Evergreen Dr.
14.	Mr. & Mrs. Ron Bernson	312 Evergreen Dr.
15.	Mr. & Mrs. Frank Wright	416 Evergreen Dr.

# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units 31 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

- |     | <u>Name</u>               | <u>Address</u>                  |
|-----|---------------------------|---------------------------------|
| 1.  | <u>Tom Johnson</u>        | <u>2734 White Oak</u>           |
| 2.  | <u>Jack S. Liberman</u>   | <u>502 SANTEE COURT</u>         |
| 3.  | <u>Rachel Liberman</u>    | <u>502 Santee Ct</u>            |
| 4.  | <u>Robt K. Voth</u>       | <u>534 Santee Ct</u>            |
| 5.  | <u>Evelyn Sharpe</u>      | <u>521 Santee Court</u>         |
| 6.  | <u>Alan Culbert</u>       | <u>515 SANTEE COURT, LODI</u>   |
| 7.  | <u>Karen Votan</u>        | <u>502 Santee Ct, Lodi</u>      |
| 8.  | <u>Bilard Stoy</u>        | <u>3000 White Oak Way, Lodi</u> |
| 9.  | <u>Nancy McDaniel</u>     | <u>2909 Park Oak Dr. Lodi</u>   |
| 10. | <u>Bob McDaniel</u>       | <u>2909 Park Oak Dr. Lodi</u>   |
| 11. | <u>Linda C. Hargis</u>    | <u>534 Applewood Dr.</u>        |
| 12. | <u>Michael T. Cary</u>    | <u>534 Applewood Dr.</u>        |
| 13. | <u>Dynne K. Cary</u>      | <u>534 Applewood Dr.</u>        |
| 14. | <u>William K. Schuman</u> | <u>521 Applewood Dr.</u>        |
| 15. | <u>John Schuman</u>       | <u>521 Applewood Dr.</u>        |

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<u>Bob Casahuga</u>	<u>509 Santa Ct.</u>
2.	<u>Linda Neckhernd</u>	<u>515 Santa Ct.</u>
3.	<u>Robyn L. Darling</u>	<u>3005 White Oak</u>
4.	<u>Michael Korte</u>	<u>3006 WHITE OAK WAY</u>
5.	<u>Jerry J. Frost</u>	<u>3012 White Oak Way</u>
6.	<u>Debra J. Frost</u>	<u>3012 WHITE OAK WAY</u>
7.	<u>Preston Old</u>	<u>3017 White Oak Way</u>
8.	<u>Michael C. Ant</u>	<u>516 Applewood Dr.</u>
9.	<u>Ronald A. Borden</u>	<u>539 Applewood DR.</u>
10.	<u>Garlon B. Moore</u>	<u>540 Applewood</u>
11.	<u>Dorretta Merritt</u>	<u>533 Applewood</u>
12.	<u>Robert Broun</u>	<u>533 Applewood</u>
13.	<u>Edna Omos</u>	<u>527 Applewood</u>
14.	<u>Mike [unclear]</u>	<u>507 Applewood</u>
15.	<u>Nudy Wallace</u>	<u>402 Applewood</u>

# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the Kay 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units 31 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<u>Mark [unclear]</u>	<u>2916 White Oak</u>
2.	<u>Mrs. &amp; Mr. Robert R. [unclear]</u>	<u>511 Plum Ct</u>
3.	<u>Dominic Battaglia</u>	<u>517 Plum Ct</u>
4.	<u>Nancy R. [unclear]</u>	<u>523 Plum Ct.</u>
5.	<u>Brad [unclear]</u>	<u>530 Plum Ct.</u>
6.	<u>Lector [unclear]</u>	<u>512 Plum Ct.</u>
7.	<u>Bob [unclear]</u>	<u>526 Plum Court</u>
8.	<u>Kim Caporale</u>	<u>2940 White Oak</u>
9.	<u>Gail Howard</u>	<u>502 Santee Court</u>
10.	<u>Ron [unclear]</u>	<u>508 Santee Ct</u>
11.	<u>Chuck [unclear]</u>	<u>528 Santee Ct</u>
12.	<u>Daryl [unclear]</u>	<u>540 Santee Ct</u>
13.	<u>Rebecca [unclear]</u>	<u>539 Santee Ct</u>
14.	<u>Tom [unclear]</u>	<u>527 Santee Ct</u>
15.	<u>Sharon M. [unclear]</u>	<u>504 Santee Ct</u>

# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

Name

Address

1. Marlene Geisler 317 Applewood Dr.

2. Geraldine Blank 217 Applewood Dr.

3. Charm Luerette 209 N Applewood Dr.

4. Pat Newman 300 Applewood Dr.

5. Hal Newman 300 Applewood Dr.

6. Kenneth Koshi 3034 Park Oak Drive

7. Jane L. Lullomine 3030 Park Oak Dr.

8. Christopher J. Olson 421 Applewood Dr.

9. Janet L. Olson 421 Applewood Dr.

10. Lucy Olson 2915 White Oak Way

11. Mike Rodette 2915 White Oak Way

12. Heidi L. Meyer 324 Plum Ct. Lodi

13. Heidi L. Meyer 324 Plum Ct. Lodi

14. [Signature] 2915 White Oak Way

15. [Signature] 2915 White Oak Way

# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<u>Gloria A Hodel</u>	<u>3007 ROSEWOOD DR</u>
2.	<u>Nancy Green</u>	<u>3021 Rosewood Dr</u>
3.	<u>Paul Green</u>	<u>3001 Rosewood Dr</u>
4.	<u>Kathy Hansen</u>	
5.	<u>E. Hansen</u>	<u>3015 Rosewood Dr</u>
6.	<u>Gayle Lopez</u>	<u>2975 Rosewood Dr.</u>
7.	<u>Steve Hall</u>	<u>2935 Rosewood Dr</u>
8.	<u>Richard Carl</u>	<u>2929 Rosewood Dr</u>
9.	<u>Greg Hall</u>	<u>2917 Rosewood Dr.</u>
10.	<del><u>John Hall</u></del>	<del><u>2917 Rosewood</u></del>
11.	<u>Dennis &amp; Karen Ulmer</u>	<u>2907 Rosewood Dr</u>
12.	<u>Emy J Hodel</u>	<u>3007 ROSEWOOD DR.</u>
13.	<u>Steve Collection</u>	<u>3008 Rosewood Dr.</u>
14.	<u>Ray Papp</u>	<u>435 BLACK OAK Way</u>
15.	<u>Bob Carlson</u>	<u>2803 White Oak w.</u>



## PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

Name

Address

1. Stewart W. Moersch 501 Acorn Way Lodi CA.
2. Bob Estes 2564 Cottonwood Lodi CA
3. Phyllis A. Estes 2564 Cottonwood Lodi, Ca
4. Art Gierke 2534 Cottonwood Lodi
5. Betty Gierke " "
6. Pete Gierke 2528 Cottonwood Dr. Lodi, Ca
7. Mike Springfield 2528 Cottonwood Dr.
8. Frank Biese 2522 Cottonwood Dr.
9. Ed Biese 2522 Cottonwood
10. John M. Hays 2516 Cottonwood Dr. Lodi 95242
11. Michael Lee Pauer 2504 Cottonwood Dr. Lodi 95242
12. Ron Bettencourt 2510 Cottonwood Dr. Lodi 95242
13. Chuck A. Pauer 2504 Cottonwood Dr. Lodi 95242
14. Art Bettencourt 2510 Cottonwood Dr. Lodi 95242
15. Denise Schanley 2505 Cottonwood Dr. Lodi 95242

# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit ~~ttl~~.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<u>Larry H. Meyers</u>	<u>2527 AMBERWOOD DR</u>
2.	<u>Landra Kay Meyers</u>	<u>2527 Amberwood Dr.</u>
3.	<u>Willie B. Harty</u>	<u>618 Glen Oak Dr.</u>
4.	<u>Sara K. Harty</u>	<u>618 Glen Oak Dr.</u>
5.	<u>Tamara Parisi</u>	<u>610 Glen Oak Drive</u>
6.	<u>Mary Parisi</u>	<u>610 Glen Oak Drive</u>
7.	<u>Ruby D. Bunker</u>	<u>507 N. Lower Sacramento Rd</u>
8.	<u>Gina Backman</u>	<u>507 N. Lower Sacramento</u>
9.	<u>Cecilia Terrell</u>	<u>615 N. Lower Sacramento Rd</u>
10.	<u>Jane M. Terrell</u>	<u>615 N. Lower Sacramento Rd</u>
11.	<u>Debra L. Thompson</u>	<u>2508 Amberwood Dr.</u>
12.	<u>W. Thompson</u>	<u>2508 AMBERWOOD DR</u>
13.	<u>Alison Morgan</u>	<u>2509 Amberwood Dr.</u>
14.	<u>Robert L. Deery</u>	<u>2509 AMBERWOOD DR.</u>
15.	<u>Pamela Green</u>	<u>2509 Amberwood Dr.</u>

# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	Mike Russ	2533 Amberwood Dr
2.	Kathy Russ	2533 Amberwood Dr
3.	Nora Hansen	2545 Amberwood Dr.
4.	Carlton Hansen	2545 AMBERWOOD DR.
5.	Harold & Myra	2551 AMBERWOOD DR.
6.	Beneé Meyer	2551 AMBERWOOD DR.
7.	Dixie Meyer	501 ACORN WAY
8.	NICK MEYERS	501 ACORN WAY
9.	Sam & Junko Tannum	515 Acorn way
10.	Chris Loop	511 Acorn way
11.	Wanda Loop	511 Acorn way
12.	John W. Loop	511 Acorn way.
13.	Chris Loop	511 " "
14.	Charlie March	507 Acorn way 400
15.	Cheryl Muehl	501 Acorn way

# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and S2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	Name	Address
1.	Wail R. Schuler	2505 Cottonwood Drive, Lodi, CA
2.	[Signature]	2511 Cottonwood Dr, Lodi, CA
3.	Marcie K. Jennings	2517 Cottonwood Dr. Lodi, Ca.
4.	Charmaine Jennings	" " " "
5.	[Signature]	2529 Cottonwood Dr Lodi, CA
6.	Connie Mitchell	" " " "
7.	Evelyn R.	2535 Cottonwood Dr.
8.	L. Statham	2541 COTTONWOOD DR
9.	[Signature]	" " "
10.	Rich Statham	2547 Cottonwood DR
11.	Jim Faltus	2547 Cottonwood Drive
12.	Pantaleon RIVERA	2553 cottonwood & 1 95242
13.	IRENE Rivera	" " " 1 95242
14.	Ron Skadburg	2526 Amherst Dr 95242
15.	Maria S. S. S.	2526 Amherst Dr. Lodi, CA

-  
PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<u>Alan Melville</u>	<u>2520 Amberwood</u>
2.	<u>Cynda Melville</u>	<u>2520 Amberwood</u>
3.	<u>Rosie Darr</u>	<u>2552 Cottonwood Dr</u>
4.	<u>Joseph Veticia</u>	<u>2558 Cottonwood Dr</u>
5.	<u>Reda</u>	<u>2546 Cottonwood Dr</u>
6.	<u>Edith M. Houston</u>	<u>611 Glen Oak Dr.</u>
7.	<u>Roger G. Houston</u>	<u>611 Glen Oak Drive</u>
8.	<u>Eticia Sakado</u>	<u>2539 Amberwood Ave.</u>
9.	<u>Prescille A. Enigh</u>	<u>2503 Amberwood Dr.</u>
10.	<u>J. Kirk Jones</u>	<u>2532 AMBERWOOD</u>
11.	<u>Anise Faust</u>	<u>2544 Amberwood Drive</u>
12.	<u>Billy Faust</u>	<u>2544 Amberwood dr.</u>
13.	_____	_____
14.	_____	_____
15.	_____	_____

## PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

- |     | <u>Name</u>                 | <u>Address</u>                         |
|-----|-----------------------------|--|
| 1.  | <u>Gene Chapman</u>         | <u>438 Cork Oak Way</u>                |
| 2.  | <u>Richard A. Adams</u>     | <u>420 Cork Oak Way</u>                |
| 3.  | <u>Larry L. Martin</u>      | <u>2923 Rosewood Ln</u>                |
| 4.  | <u>Will &amp; Jean Pith</u> | <u>3001 Rosewood Ln</u>                |
| 5.  | <u>Michael Pith</u>         | <u>3014 Rosewood Dr</u>                |
| 6.  | <u>Mary J. Pith</u>         | <u>3014 Rosewood Dr</u>                |
| 7.  | <u>Gerald J. Heath</u>      | <u><del>301</del> 439 Applewood Dr</u> |
| 8.  | <u>Joyce J. Lamb</u>        | <u>500 Evergreen Dr Lodi Cal.</u>      |
| 9.  | <u>Steve L. Skinner</u>     | <u>2904 White Oak Way Lodi CA</u>      |
| 10. | <u>Lynton Buel</u>          | <u>3007 ROSEWOOD DR Lodi, CA.</u>      |
| 11. | <u>- Don Smith</u>          | <u>3016 Rosewood Dr Lodi, CA</u>       |
| 12. | <u>Theresa M. Poston</u>    | <u>2809 White Oak Way, Lodi, Ca</u>    |
| 13. | _____                       | _____                                  |
| 14. | _____                       | _____                                  |
| 15. | _____                       | _____                                  |



We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

Address

- |     | Name                      | Address           |
|-----|---------------------------|-------------------|
| 1.  | Mr & Mrs H. J. H. H. H.   | 508 EVERGREEN DR. |
| 2.  | Mr & Mrs W. B. Morrison   | 400 EVERGREEN DR. |
| 3.  | Mr & Mrs E. J. J. J.      | 419 Evergreen Dr. |
| 4.  | Mr & Mrs John Marita      | 442 EVERGREEN DR. |
| 5.  | Mr & Mrs Dennis Lillard   | 275 Madison Dr.   |
| 6.  | Mr & Mrs Rex May          | 2712 Madison Dr.  |
| 7.  | Mr & Mrs Alan & Lodiuk    | 446 Madison Ct.   |
| 8.  | MR & MRS Joseph E. Salano |                   |
| 9.  | Mr & Mrs Don & Oda DeWitt |                   |
| 10. | Mr & Mrs Richard J. J.    | 150 Evergreen Dr. |
| 11. | Barbara Hammond           | 411 Evergreen Dr. |
| 12. |                           |                   |
| 13. |                           |                   |
| 14. |                           |                   |
| 15. |                           |                   |

# PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<i>[Signature]</i>	<i>515 Applewood Dr</i>
2.	<i>Sandra Atwater</i>	<i>515 Applewood Dr</i>
3.	<i>Steve Bailey</i>	<i>503 Applewood Dr</i>
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____



DECLARATION OF MAILING

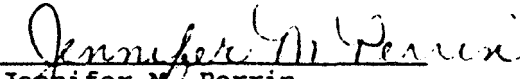
On June 23, 1992 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 23, 1992, at Lodi, California.

\_\_\_\_\_  
Alice M. Reimche  
City Clerk

  
\_\_\_\_\_  
Jennifer M. Perrin  
Deputy City Clerk



# CITY OF LODI

CARNEGIE FORUM

305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: July 15, 1992

Time: 7:30 p.m.

For information regarding this Public Hearing  
Please Contact:

Alice M. Reimche

City Clerk

Telephone: 333-6702

## NOTICE OF PUBLIC HEARING

July 15, 1992

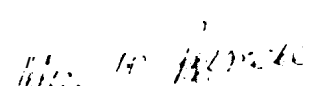
NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) Appeal of Edie Houston, 611 Glen Oak Drive, Lodi regarding the Planning Commission's approval of the tentative map of the Towne Ranch Development located at the southwest corner of Turner Road and Lower Sacramento Road.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

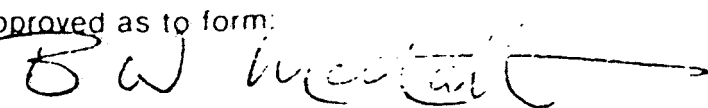
By Order Of the Lodi City Council:

  
Alice M. Reimche  
City Clerk

June 3, 1992

Dated:

Approved as to form:

  
Bobby W. McNatt  
City Attorney

APPEAL FROM HOUSTON  
MAILING LIST  
EXHIBIT B

Edie Houston  
611 Glen Oak Drive  
Lodi, CA 95242

See attached mailing list

James B. Schroeder  
Community Development Director

PUBLIC HEARING LIST

Page 1 of 4

MARIO LIST FOR: TOWNE RANCH		TOWN		CITY, STATE		ZIP	
APN	OWNER'S NAME	MARIO ADDRESS	CITY, STATE	ZIP			
001-030-01	Bruce P Towne et al	P.O. Box 185	Los Angeles	90009			
06	City of Los Angeles (San Sable)		Los Angeles	90009			
08	Evans M & H Hayes	P.O. Box 707	Los Angeles	90009			
10	Grady & Williams	630 N. Lusk Sacramento	Los Angeles	90009			
31	KCH Global Comm. Inc.	971 N. Lusk Sacramento	Los Angeles	90009			
42	Bruce P Towne et al	P.O. Box 185	Los Angeles	90009			
46	Ronald K Beckman	520 N. Lusk Sacramento	Los Angeles	90009			
001-030-01	Donald & Lois Smith	P.O. Box 452	Los Angeles	90009			
02	Michael K. Swanson	2433 Tejon	Los Angeles	90009			
03	Myrus Knechtel et al	2427 Tejon	Los Angeles	90009			
37	Marvins & T Cabalse	207 Tahoe Dr	Los Angeles	90009			
39	Dorinda L. Lenke	2432 Tejon	Los Angeles	90009			
40	Kenneth D & K. Hagano	714 N. Lusk Sacramento	Los Angeles	90009			
41	Lloyd A & V. Heyd	2440 Tejon	Los Angeles	90009			
101-111-1	R Gordon & B. Dean	510 Black Oak Way	Los Angeles	90009			
1	Mike & Virginia Curney	504 Black Oak Way	Los Angeles	90009			
1	Gordon Allan Levy	442 " "	Los Angeles	90009			
11	Lois Sogahene	436 "	Los Angeles	90009			
1	Norma Flaminio Millon	430 "	Los Angeles	90009			
31	Charles P. Hark	507 Acorn Way	Los Angeles	90009			
3	John & Linda Lee	511 "	Los Angeles	90009			
1	Sandra Yvonne Noguera	515 "	Los Angeles	90009			
1	Nicholas & T. H. Meyers	521 "	Los Angeles	90009			
1	W. T. & D. A. Schneider	1283 W. Hollywood	Los Angeles	90009			
1	Howard & Renee Flores	2551 Amberwood	Los Angeles	90009			
1	Carlton & Neva Hansen	2545 "	Los Angeles	90009			
1	Frank & Patricia Sandoval	2539 "	Los Angeles	90009			
1	Michael G & K. D. Ruff	2533 "	Los Angeles	90009			
1	Gary & Sandra Meyers	2527 "	Los Angeles	90009			
1	Karen & Edith Houston	611 Glenview Dr	Los Angeles	90009			
1	William & Jane Henry	618 "	Los Angeles	90009			
1	John & Mary Edriss	611 "	Los Angeles	90009			
1	Richard L & C. Green	2501 W. Hollywood	Los Angeles	90009			
1	Lester P & H. Erlich	2503 "	Los Angeles	90009			

## PUBLIC HEARING LIST

E 7110000

MAILING LIST FOR:			PHE #	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
	Dennis & Debbie Marlow	431 Evergreen Dr.	Lodi CA	95342
	Ronald & Susan Schofield	437 "		
	Gene E & G Gorman	438 Cork Oak Way		
	James & Faye Myers	432 Cork Oak Way		
	Dennis & Karen Ulmer	2907 Rosewood Dr		
	Dianne T. Lancaster	2901 "		
	Billie Bassett et al	2450 Peralta Ste 117	Fremont CA	94536
	Robert M & F I Castanon	2803 White Oak		
	Wayne & Roberta Koslowski	2809 "		
	Chris & Janelle Dickey	2815 "		
	Manuel & Mary A Luna	2821 "		
	John & Melissa Teresi	2903 "		
	Alan & Barbara Taylor	P O Box 2586	Lodi	95341
	Kimberly A Thumlin	2915 White Oak Way		
	Gregory R & M M Schultz	506 N Plum Ct		
	Douglas E & J M Hensel	512 "		
	Victor E & A Schuh	518 "		
	Lloyd & F L Parker	524 "		
	Bradley C & B F Herrick	530 "		
	Thomas R & B J Saunders	529 "		
	Robert & Nancy Wilson	523 "		
	Dominic V. DiTtaglia	517 "		
	Rudolph, Robert L & M E	511 "		
	George & D Griffiths Trs	507 "		
	Christopher & L Fobzer	2927 White Oak Way		
	Arlieth Scott Howard	502 Santee Ct		
	Daniel & Karen Votaw	508 "		
	Daryl & Tamara Petrick	514 "		
	Bharti Patel	522 "		
	Orlin R & Nita Dolan	528 "		
	Robert C & M G Vieth	534 "		
	Daryl & Betty Weisser	540 "		
	Larry & Rebecca Riffel	539 "		
	Mohammad & J Mohabbat	533 "		
	Larry & L Mundi et al	P O Box 782		95341

PUBLIC HEARING LIST

Page 3 of 4

MARINO LIST FOR	OWNER'S NAME	MARINO ADDRESS	CITY, STATE	ZIP
	KICKS, G. v. Linda Backman	501 N. L. Dr. Sacramento, CA		95224
	Cooper v. Debra Thompson	2508 Amblerwood Dr.		
	Alvin v. Sharon Morgan	2514 Amblerwood Dr.		
	Alan B. v. Cynda Melville	2520 "		
	Ronald v. H. S. Seaberg	2526 "		
	Albert v. B. A. Foese	2532 "		
	Douglas v. Donna Colucci	2538 "		
	Dick v. Bobbyn Koovman	2544 "		
	Earl v. Viola Klopstein	514 Heeren Way		
	Pantaleon v. F. J. Rivera	2553 Cottonwood Dr.		
	Richard J. Marks	2547 "		
	Louis J. v. D. A. Stagnaro	2541 "		
	Evelyn E. Thomas Jr.	2535 Cottonwood		
	Steven v. Connie Mitchell	2529 "		
	Stanley D. v. J. M. Melcher	509 Black Oak Way		
	Steven E. v. J. G. Kechin	501 "		
	John v. Susan Hellander	1913 S. Mills #3		
	Kaymond J. Pezzi	435 Black Oak Way		
	Randal v. Cheryl Olson	429 "		
	Sven Glen v. Wilma C. Foo	438 Madrone Ct		
	Theodore W. D. Keenel	434 "		
	Rownd J. Heath et al	1174 N. Ham Lane		
	Alan J. v. Lauren Ledwick	446 Madrone Ct		
	Erwin P. v. H. T. Kalai	452 "		
	Michael A. v. B. A. George	451 "		
	Narr v. C. A. Marzolf	445 Madrone		
	Dennis v. Sherry Eckart	439 "		
	Joseph E. v. D. A. Solano	433 "		
	David v. Teresa Huston	427 "		
	Terry v. Tina Miller	430 Evergreen Dr.		
	Norman P. v. Ann Dean	436 Evergreen Dr.	CA	
	John v. Carol Florida	442 Evergreen Dr.		
	Esther H. Inde et al	500 Evergreen Dr.		
	William v. D. Ratterle	508 "		



RECEIVED

JUN 3 1992

CITY CLERK  
CITY OF LODI

611 Glen Oak Drive  
Lodi, CA 95242  
June 2, 1992

Alice Reimche, City Clerk  
City of Lodi  
221 W. Pine Street  
Lodi, CA 95240

Dear Ms. Reimche:

After attending the City of Lodi Planning Commission on Tuesday, May 26 to request that the proposed Towne Ranch Development include R-1 zoning, I am filing a formal objection to the passing of the Planning Commission's R-2 zoning and not including an R-1 buffer zone between Parkwest and the proposed new development.

According to Ordinance #1529 dated November 1991, the City Council voted that property be rezoned R-1, single-family residential, and R-2, single-family residential. The Community Development Director's response on May 26 was that it was all R-2. I nor the 150+ Parkwest residents, that signed a petition asking for and receiving the R-1 zoning in November, have not been notified of this change.

I would appreciate a review of Ordinance #1529 and notification as soon as possible as to your findings. Please contact me at 333-3500, x517.

Sincerely,

*Edie Houston*

Edie Houston

6-3-92  
10:15  
MRS HUSTON ADVISED TO FILE "APPEAL OF PLNG COMM. ACTION" IN RE:  
TOWNE RANCH SUBDIV MAP. WILL FWD TOMORROW

*Edie*



611 Glen Oak Drive  
Lodi, CA 95242  
June 2, 1992

Alice Reimche, City Clerk  
City of Lodi  
221 W. Pine Street  
Lodi, CA 95240

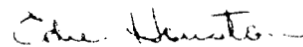
**Dear Ms. Reimche:**

After attending the City of Lodi Planning Commission on Tuesday, May 26 to request that the proposed Towne Ranch Development include R-1 zoning, I am filing a formal objection to the passing of the Planning Commission's R-2 zoning and not including an R-1 buffer zone between Parkwest and the proposed new development.

According to Ordinance #1529 dated November 1991, the City Council voted that property be rezoned R-1, single-family residential, and R-2, single-family residential. The Community Development Director's response on May 26 was that it was all R-2. I nor the 150+ Parkwest residents, that signed a petition asking for and receiving the R-1 zoning in November. have not been notified of this change.

I would appreciate a review of Ordinance #1529 and notification as soon as possible as to your findings. Please contact me at 333-3500, x517.

Sincerely,



Edie Houston

## CITY COUNCIL

JAMES W. PINKERTON, Mayor  
 PHILLIP A. PENNINO  
 Mayor Pro Tempore  
 DAVID M. HINCHMAN  
 JACK A. SIEGLOCK  
 JOHN R. (Randy) SNIDER

## CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
 P.O. BOX 3006  
 LODI, CALIFORNIA 95241-1910  
 (209) 334-5634  
 FAX (209) 333-6795

THOMAS A. PETERSON  
 City Manager  
 ALICE M. REIMCHE  
 City Clerk  
 BOB McNATT  
 City Attorney

July 16, 1992

Mrs. Edie Houston  
 611 Glen Oak Drive  
 Lodi, CA 95242

Dear Mrs. Houston:

This letter will confirm that at the City Council meeting of July 15, 1992 following the call for the public hearing to consider your appeal of the Planning Commission's conditional approval of the request of Terry Piazza, Baumbach & Piazza, Inc. Consulting Engineers, on behalf of Bruce Towne for approval of the Tentative Subdivision Map of Towne Ranch, Unit No. 1, a 21.4 acre, 107 unit single-family residential subdivision located at 398 K. Turner Road (APN 029-030-42), the subject tentative map was laid on the table.

The City Council was advised that Ordinance No. 1529 adopted November 20, 1991 entitled, "An Ordinance of the Lodi City Council Amending the Official District Map of the City of Lodi and Thereby Rezoning the Parcels Located at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) (Proposed Towne Ranch Development) R-1, Single-Family Residential, and R-2 Single-Family Residential, With a Condition Relating to School Facilities Funding" was flawed and that the entire matter would need to be reviewed and reconsidered.

In addition to the required legal advertising required for public hearings, those persons who were in the audience regarding this matter were asked to leave their names and addresses so they could be notified as to when the matter would be before the Lodi Planning Commission and/or the City Council for reconsideration.

Please do not hesitate to call this office should you have any questions.

Very truly yours, .

*Alice M. Reimche*  
 Alice M. Reimche  
 City Clerk

AMR/jmp

cc: Bob McNatt, City Attorney  
 James B. Schroeder, Community Development Director